



**Premier
Properties**
Perth



20 Lauder Crescent, Perth, PH1 1SU Offers Over £354,950

 4  2  **nu**  **C**

The property ideally suits many buyers and is sure to be popular due to its location.

Set over two levels the property offers spacious accommodation comprising mainly of: Ground Floor - entrance hall, lounge, open plan family room/dining room/kitchen, utility room and toilet. First Floor - landing, principle bedroom with en suite shower room, three further bedrooms and family bathroom.

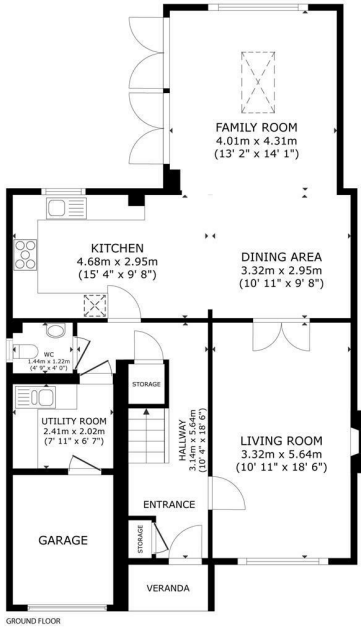
Warmth is provided via gas central heating and the windows are double glazed throughout.

Externally the property benefits from gardens to the front and rear. The front garden easily maintained. There is a driveway providing off street parking for a number of cars. The garage is now a store and has been partly converted to form the utility room. The rear garden is enclosed and mainly laid with lawn with a slabbed area and decking area ideal for sitting outdoors enjoying the finer weather.

There are a number of local amenities within walking distance including a local convenience store with post office within, primary and secondary schools and the popular number seven bus route. Nearby road links give easy access to and from the city centre and the Broxden roundabout providing access to destinations across the country.

- 4 Bedrooms
- Decking Area
- Double Glazing
- Driveway
- En Suite Shower Room
- Gas Heating
- Immaculately Presented
- Private Rear Garden
- Sought After Location



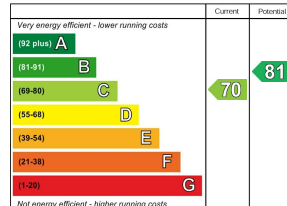


20 Lauder Crescent, Perth, PH1 1SU

GROSS INTERNAL AREA
 FLOOR 1: 83.3 m² (897 sq.ft.) FLOOR 2: 63.6 m² (685 sq.ft.)
 EXCLUDED AREAS: GARAGE 7.5 m² (81 sq.ft.) VERANDA 2.1 m² (23 sq.ft.)
 TOTAL: 146.9 m² (1,582 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

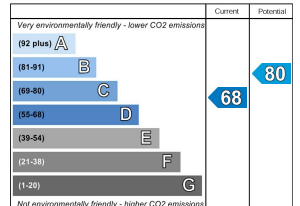


Energy Efficiency Rating

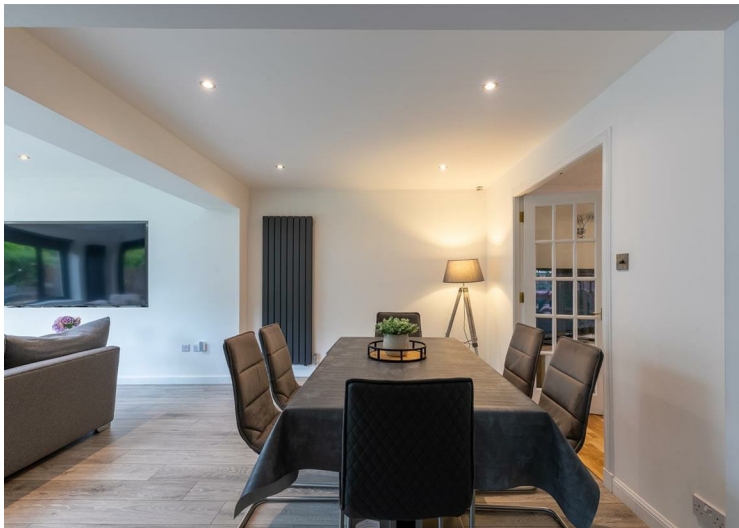


Scotland EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



Scotland EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.